

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
January 26, 2017

NEW BUSINESS

CASE NUMBER 16ZONE1067

Request:	Zone change from R-5 to C-1
Project Name:	Chiropractic Office
Location:	1100 & 1102 Milton Street
Owner(s):	Joseph T. Murrow, Jr.
Applicant:	Joseph T. Murrow, Jr.
Representative:	Bardenwerper Talbott & Roberts PLLC
Project Area:	0.16 acres/7,206.5 square feet
Jurisdiction:	Louisville Metro
Council District:	10 – Pat Mulvihill
Case Manager:	Beth Jones, AICP, Planner II

The staff report prepared for this case was incorporated into the record. This report was available to any interested party prior to the Land Development and Transportation Committee meeting (The staff report is part of the case file maintained in Planning and Design Services offices, 444 S 5th Street).

An audio/visual recording of the Land Development and Transportation Committee meeting related to this case is available on the Planning & Design Services website, or you may contact the Customer Service staff to view the recording or to obtain a copy.

Agency Testimony:

02:04:30 Beth Jones presented the case (see Staff Report and recording for detailed presentation).

The following spoke in favor of the request:

Nick Pregliasco, 1000 N Hurstbourne Pkwy., Louisville, KY 40223

Summary of testimony of those in favor:

02:10:43 Nick Pregliasco spoke on behalf of the applicant. This is a change in zoning for a chiropractor office. The two existing buildings will be demolished in order to construct one building over the consolidated parcel. The proposal includes six parking spaces in a small lot behind the proposed structure. Initially, a bar was proposed for a portion of the first floor, but the application has been revised to remove this request due to opposition from the neighbors. The first floor will feature a chiropractic office and small retail, while the second floor will be apartments.

02:18:30 In response to Commissioner Brown, Mr. Pregliasco said they can look into moving the dumpster to the other property line.

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02:19:45 Commissioner Carlson raised concern over the exterior of the proposed building being inconsistent with the architecture of the neighborhood and would like the applicant to look into other potential options. Mr. Pregliasco agreed, but stated that other commercial buildings in the area do look different from the standard shotgun homes.

The following spoke in neither for nor against the request:
Michele Maloney, 1118 Milton Street, Louisville, KY 40217

Summary of testimony of neutral parties:

02:20:56 Michele Maloney stated she listed herself as a neutral party because she is unsure if she is opposed to the entire project. She was adamantly opposed to the bar. She would like to see the property zoned OR-1 out of concern for what future tenants could potentially use the property for if C-1 zoning is permitted. She is also concerned about parking. She is concerned with how visibility will be affected if the dumpster remains in its proposed location, and feels that speedbumps should be installed in the alley to make it safer.

Rebuttal:

02:26:56 Mr. Pregliasco stated there will be six on-street parking spaces available to occupants of this property in addition to the spaces in the proposed lot. They have more than the required number of spaces. The applicant agrees to move the dumpster if nothing prohibits this. It has not been determined how the 12 spaces will be divided between the apartments and the business.

02:31:30 Deliberation

02:31:57 By general consensus, the Committee scheduled the case for the February 16, 2017 Planning Commission public hearing.